

41 BUSINESS-DISTRICT



# OUR COMMERCIAL VISION.

**“TO CREATE  
CONTEMPORARY,  
SUSTAINABLE  
COMMERCIAL PROJECTS  
IN CAREFULLY  
SELECTED PRIME SPOTS  
ACROSS THE NATION.**

Commercial projects by nature attract a public volume of the demographic, and M squared takes pride in creating best-in-class, eco-friendly commercial spaces that provide an all-around positive atmosphere while opening the door to a world of opportunities.

# M squared.

MASTERFULLY MINDED  
SPACES

M squared is a boutique real estate developer renowned for its human-centric outlook on integrated living, where quality speaks volumes for communities to thrive. Since its establishment, carving authentic communities and commercial units of unrivaled excellence, in line with the government's overall vision for sustainable development and growth.

**INTRO HOLDING** is the holding company of M squared, founded by Mamdouh Abbas over 40 years of multi-disciplinary expertise and a fledged global portfolio that spans four main pillars: Energy, Technology, Real Estate, and Retail.

The group is an iconic Egyptian conglomerate currently operating more than 15K employees across 10 countries and 4 continents, and constantly enables its subsidiaries with breakthrough financial and management solutions to achieve positive synergy between all its companies.



WELCOME TO

41 BUSINESS-DISTRICT

**“TAKE YOUR BUSINESS  
(AND YOUR LIFE)  
TO THE NEXT LEVEL.”**

OPEN-SPACE  
CONCEPT

ENERGY  
EFFICIENT

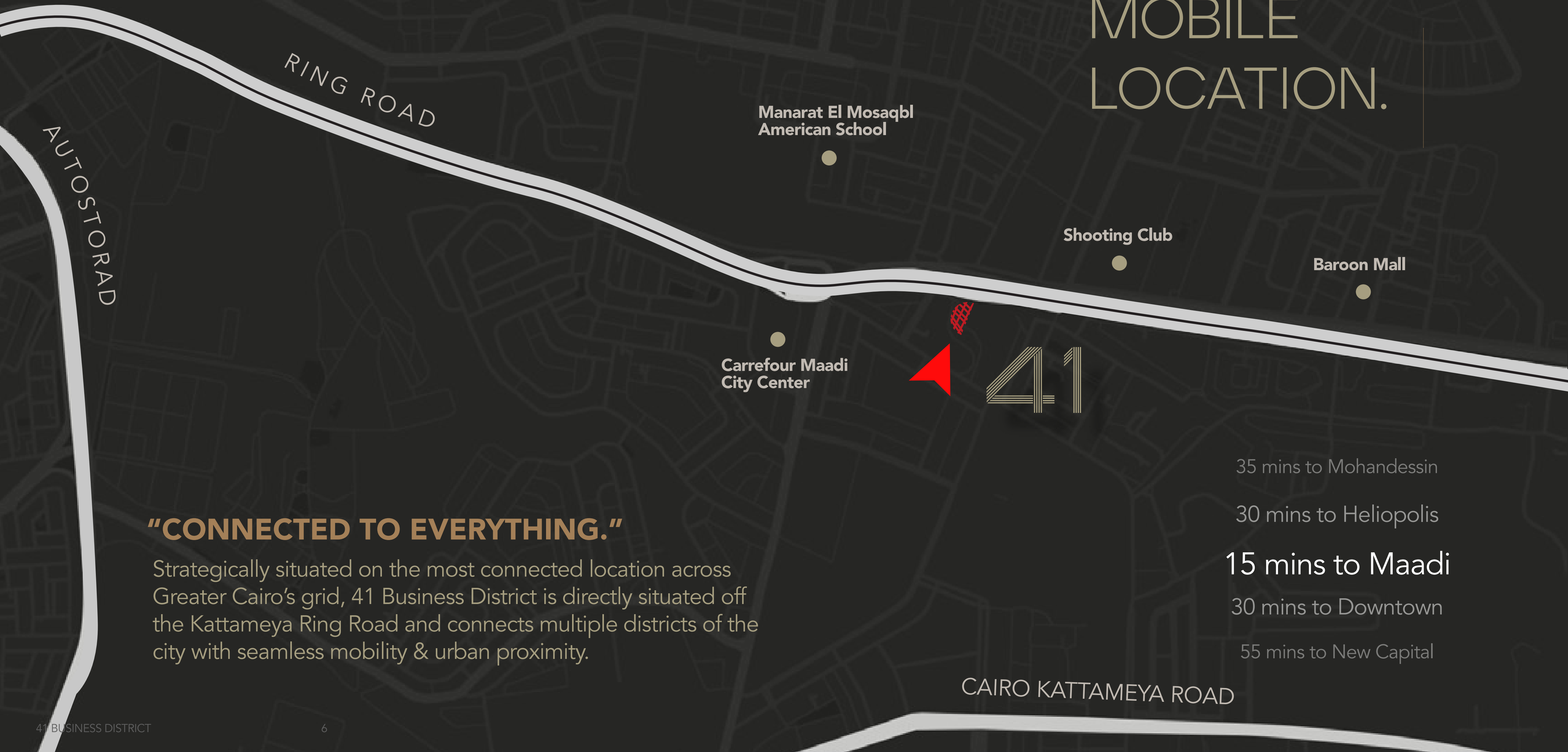
LOW-CARBON  
FOOTPRINT

SUSTAINABLE  
TECH

## 41 BUSINESS DISTRICT.

Dynamic, detailed and more than a little dashing; 41 Business District rises to new contemporary heights where you can marvel at your business with novel eyes every day. 41's innovative, multipurpose concept that seamlessly blends cutting-edge office spaces with commercial luxuries in one iconic landmark to fulfill the ever-changing needs of today's market.

# THE ULTIMATE MOBILE LOCATION.



Manarat El Mosaqbl  
American School

Shooting Club

Baroon Mall

Carrefour Maadi  
City Center

41

35 mins to Mohandessin

30 mins to Heliopolis

**15 mins to Maadi**

30 mins to Downtown

55 mins to New Capital

## "CONNECTED TO EVERYTHING."

Strategically situated on the most connected location across Greater Cairo's grid, 41 Business District is directly situated off the Kattameya Ring Road and connects multiple districts of the city with seamless mobility & urban proximity.

CAIRO KATTAMEYA ROAD



**BE PART OF A BLOOMING  
FORWARD-THINKING  
COMMUNITY**

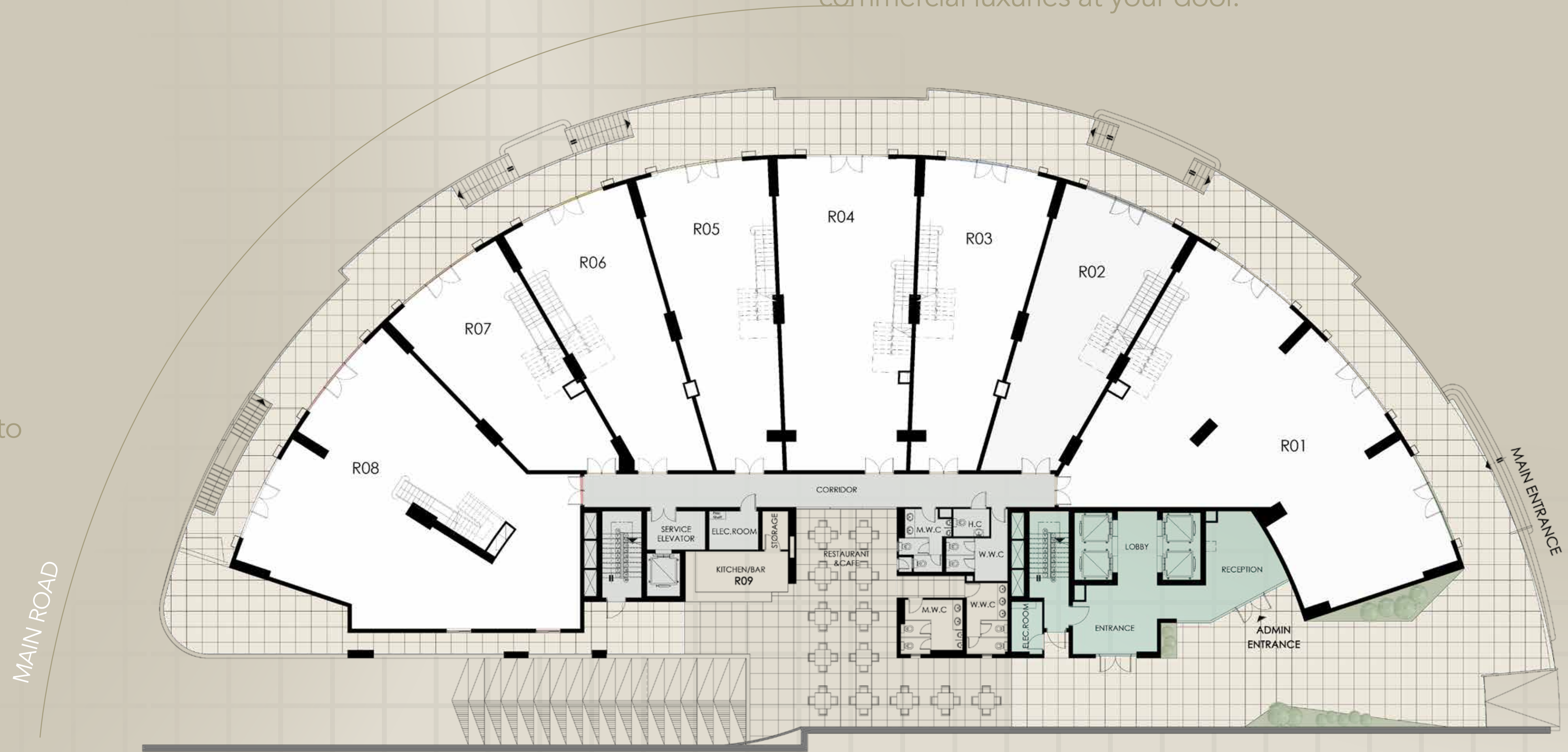
**FOR BUSINESS MINDS.**

# MASTERPLAN, A GEOMETRICAL BUILDING MASTERPIECE.

25,500 sqm of a fully-integrated mixed-use Building consisting of 2 basement floors and ground plus 10 floors, featuring retail shops on ground & first floor, and office spaces on second to tenth floor; offering you the opportunity to flawlessly execute work while enjoying commercial luxuries at your door.

## “THE BEST OF CONTEMPORARY SOPHISTICATION”

Master planned to grab attention wherever you turn, the dynamic and sweeping facade embodies the best of contemporary sophistication to set itself as a recognizable blueprint on the Kattameya Ring Road.





## **25,500 sqm**

TOTAL BUILT-UP AREA

Divided into:

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### **ROOF TOP**

500 sqm

Roof terrace (1,350 sqm)  
Facilities & Utilities

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### **ADMINISTRATION**

9-floors 16,150 sqm  
(+350 sqm terraces)

Offices (80 to 1700 sqm)  
Private Entrances  
Reception Area  
Direct Access to Utilities

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### **RETAIL**

2-floors 3350 sqm

Shops (230 to 3000 sqm)  
Direct Private Entrances  
Inner access to utilities.

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### **BASEMENT**

2-floors 5500 sqm

160 Parking Slots  
Utilities & Facilities

# "A FAÇADE THAT SPEAKS VOLUMES ABOUT YOUR FIRM."

Work in flawless offices designed to offer your firm **maximum work** efficiency with the human element in mind; through diamond-shaped layouts that absorb **maximum natural daylight**.

All offices entertain grand open views of greenery and the city's urban fabric, and some units feature private terraces according to position.



## EACH FLOOR FEATURES

Service Elevator



2 Service Staircase



Toilets



4 Passenger Elevators





4 High-speed Passenger Elevators



Underground Hydraulic Parking



Customized Spaces



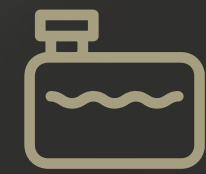
1 Service Elevator



2 Service Stairs



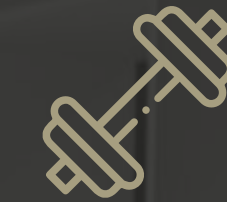
Personalized Designs



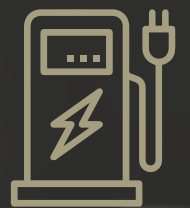
Water Tank



Loading Deck



Gym



Electric Cars Charger



Facility Management



Concierge service



Storages



Electricity Generator



Cafe



Firefighting System



Emergency Exits

**Building**

**Features**



Security Rooms



CCTV Monitored

# A GREEN BUILDING WITH SUSTAINABLE FEATURES

The Sustainability Aspects in 41 Business District make it a high-value property & are considered through the project's lifetime, from design to construction and up until the operation and maintenance; 41 promises a real green impact with low carbon footprint on the environment.



**BETTER** HEALTH  
WELLBEING  
OUTCOME



EACH OFFICE  
FEATURES

Double door glass entrance

Open view & day-light

Installed freon pipes & AC holder

Low-E curtain walls

\*Optional internal toilet

# CONTEMPORARY RETAIL SHOPS

Available area from 290 to 690 sqm.

**"THE FREEDOM TO FLAWLESSLY EXECUTE WORK WHILE ENJOYING COMMERCIAL LUXURIES AT YOUR DOOR."**



**The Location** enjoys remarkably high human traffic with direct access for all shops from street level to offer a perfect retail experience. Units will be delivered core and shell with vital feeders of utilities, enabling investors to dream with eyes wide open when it comes to internal design and MEP fittings (upon approval).

To guarantee an impeccable quality of operation while maintaining the highest standards for 41 Business District, M squared is providing a world-class Facility Management for all units.

## Each Shop Features:

- Direct Private Entrance
- Marble Facade
- Internal Staircase
- Premium Signage

## Common Area Features :

- Storage Room (optional)
- Service Elevator
- Service Staircase
- Service Toilets





"From certain vantage points, 41 Business District is seen as a landmark and from others it is seen as a part of Cairo's urban fabric. *It looks different because it simply performs different.*"



# SUSTAINABLE & OPERATION-EFFICIENT aspects

## Hydraulic Double Parking

(low carbon emissions & reduced heat island)  
(preserves undeveloped lands)

## Waste Management

(diversion plan for hygiene & recycling)

## SUSTAINABLE SITES (SS)

## MATERIALS & RESOURCES (MR)

**Highly-Durable Material**  
(longer lifespan & lower maintenance)

**Fair-Faced Concrete**  
(Saves up to 15% energy consumption)

## WATER EFFICIENCY (WE)

**Low-flow Faucets**  
(saves up to 30% water consumption)

**Smart Meters**  
(high-accuracy Leakage Alarm)  
(Digitally Recharged)

## INDOOR ENVIRONMENTAL QUALITY (IEQ)

**Indoor Paint**  
(low VOC - Volatile Organic Compounds)  
(minimal toxic gases)

## ENERGY & ATMOSPHERE (EA)

**Low U-Value Skin**  
double external wall  
(saves up to 40% electricity consumption)  
Combo roof system  
(saves over 40% electricity consumption)  
Low-E double glazing  
(saves up to 30% electricity consumption)

**VRF System for ACs**  
(saves up to 40-50% electricity consumption)

**Inverter AACs**  
(saves up to 30% electricity compared to regular ACs)

**Curtain Wall Elevations**  
(maximize daylight & save energy)

**Solar Power**  
(PV Panels to power public spaces lighting)

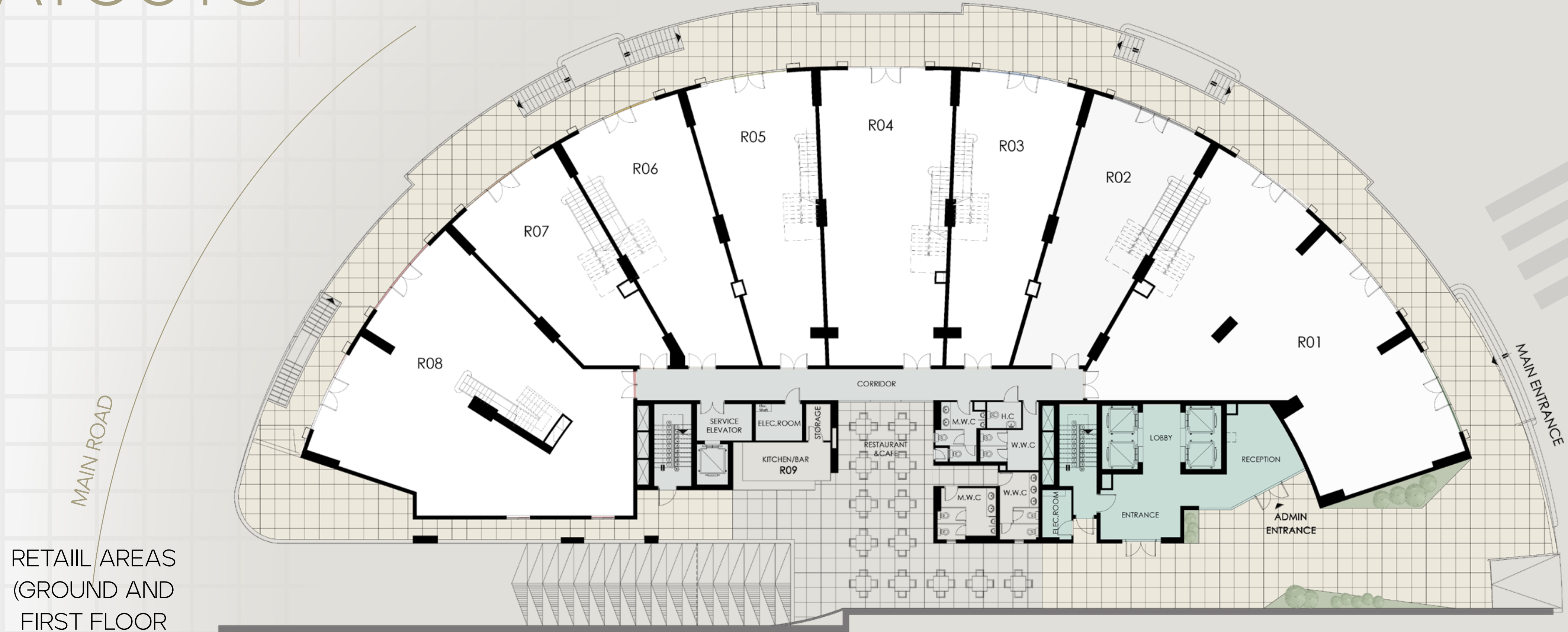
**Hydroponic Roof Garden**

A small, vibrant green plant with four leaves is growing out of a laptop keyboard. The plant is positioned in the center-right of the frame, with its stem rising from between the keys. The background is a blurred laptop screen and keyboard, creating a shallow depth of field. The overall image conveys a message of sustainability and environmental friendliness in a business context.

**“WORK, WHILE SAVING THE ENVIRONMENT WITH SUSTAINABLE FEATURES.”**

# LAYOUTS

## GROUND FLOOR PLAN



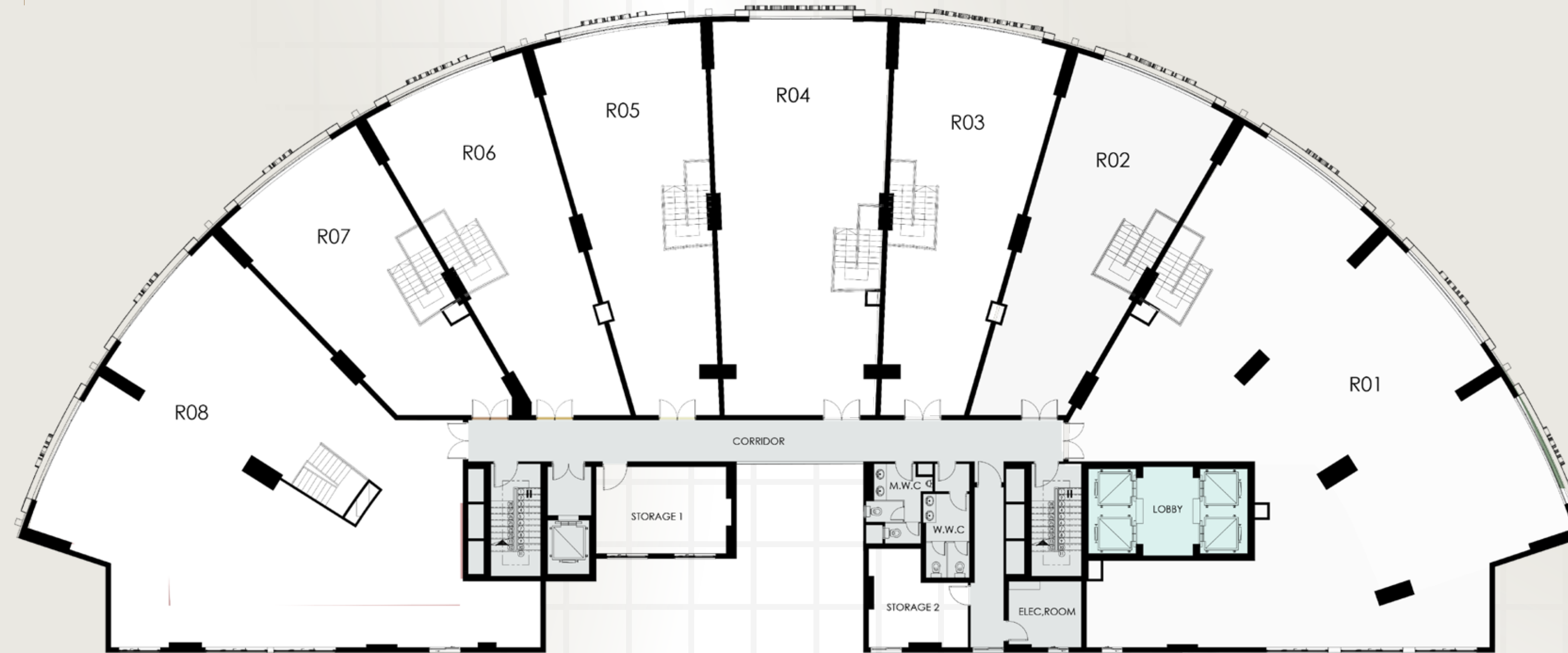
RETAIL AREAS  
(GROUND AND  
FIRST FLOOR)

CODE		R08	R07	R06	R05	R04	R03	R02	R01
SELLABLE AREA	G FLOOR	315	130	145	150	195	150	145	355
	1 <sup>ST</sup> FLOOR	375	125	145	150	195	150	145	470
TOTAL AREA		690	255	290	300	390	300	290	825

# LAYOUTS

## FIRST FLOOR PLAN

Each Shop features: Internal stairs – Direct private entrance – Service elevator – Service staircases – Toilets – Storage room



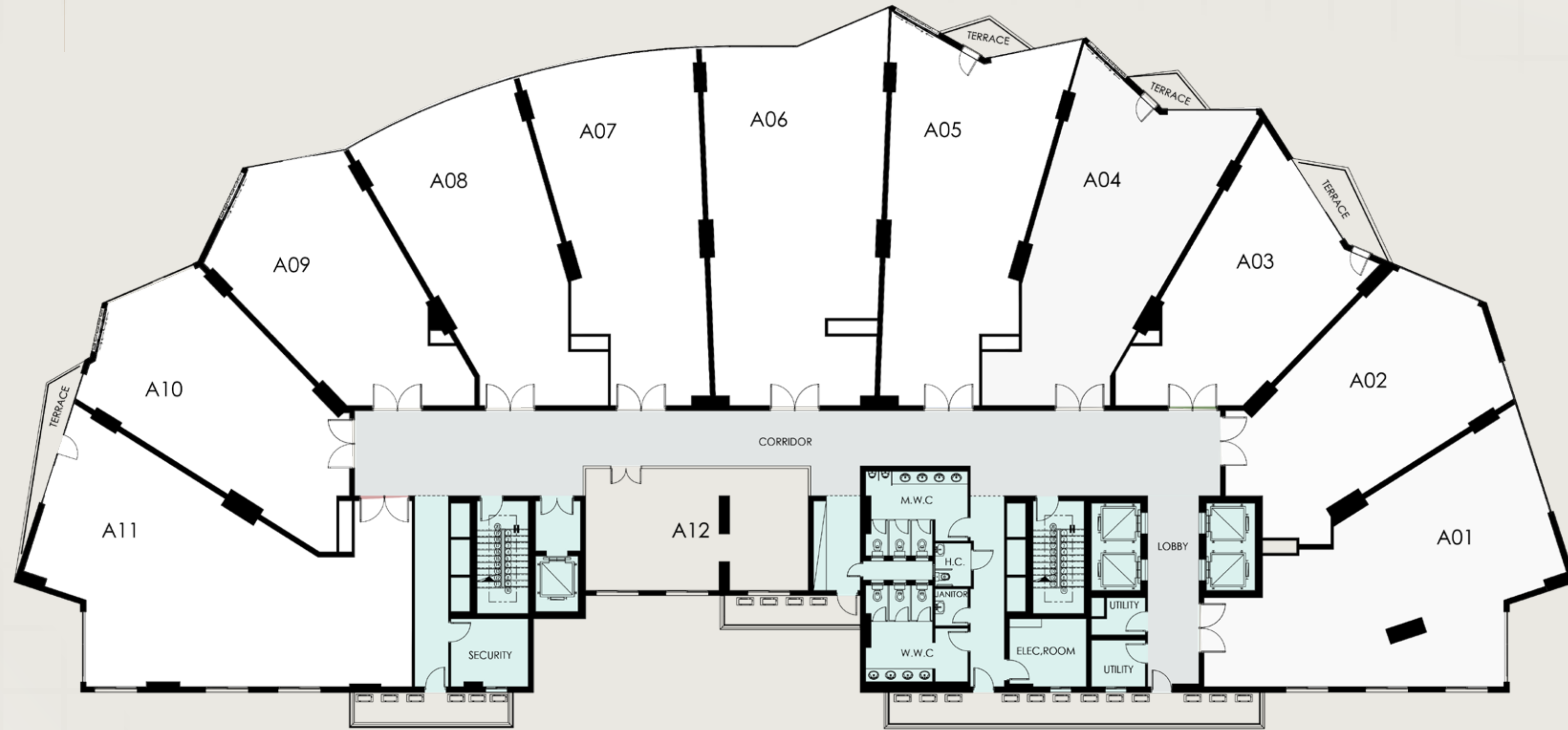
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# LAYOUTS

## TYPICAL FLOOR PLAN

\*Areas may vary relative to floor.  
 \*Terrace availability may vary relative to position.



CODE	A12	A11	A10	A09	A08	A07	A06	A05	A04	A03	A02	A01
SELLABLE AREA	80	210	130	120	130	145	185	150	140	115	130	180
TERRACE	-	10	-	-	-	-	-	5	5	10	-	-

# LAYOUTS

## OFFICES SPACE PLAN

SAMPLE FOR ADMIN SPACES DESIGN



# PREMIUM GRADE FINISHING

## COMMON AREAS

- Marble flooring
- Special Decorations/Features
- KONE Elevators
- Signature Design for Elevations
- Low-VOC Paint

## UNITS

- Core & Shell
- Tie in for AC/Electricity
- Entrance glass-door

## EXTERNAL ELEVATIONS

- Curtain Walls (low U-value)
- Glass Reinforced Concrete (GRC)
- Marble
- Fair-Faced Concrete

\*Customize your finishing package as you please.



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